

CITY OF SOLANA BEACH

SOLANA BEACH CITY COUNCIL, SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY,
PUBLIC FINANCING AUTHORITY, & HOUSING AUTHORITY



MINUTES

Joint REGULAR Meeting
Wednesday, April 27, 2022 * 6:00 p.m.

City Hall / Council Chambers, 635 S. Highway 101, Solana Beach, California

- City Council meetings are video recorded and archived as a permanent record. The [video](#) recording captures the complete proceedings of the meeting and is available for viewing on the City's website.
- Posted Reports & Supplemental Docs contain records up to the cut off time prior to meetings for processing new submittals. Complete records containing meeting handouts, PowerPoints, etc. can be obtained through a [Records Request](#).

CITY COUNCILMEMBERS

Lesa Heebner, Mayor

Kelly Harless, Deputy Mayor

David A. Zito, Councilmember

Jewel Edson, Councilmember

Kristi Becker, Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

SPEAKERS:

Please submit your speaker slip to the City Clerk prior to the meeting or the announcement of the Item. Allotted times for speaking are outlined on the speaker's slip for Oral Communications, Consent, Public Hearings and Staff Reports.

READING OF ORDINANCES AND RESOLUTIONS:

Pursuant to [Solana Beach Municipal Code](#) Section 2.04.460, at the time of introduction or adoption of an ordinance or adoption of a resolution, the same shall not be read in full unless after the reading of the title, further reading is requested by a member of the Council. If any Councilmember so requests, the ordinance or resolution shall be read in full. In the absence of such a request, this section shall constitute a waiver by the council of such reading.

CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 6:00 p.m.

Present: Lesa Heebner, Kelly Harless, David A. Zito, Jewel Edson, Kristi Becker,

Absent: None

Also Dan King, Assistant City Manager

Present: Johanna Canlas, City Attorney

Angela Ivey, City Clerk

Mo Sammak, City Engineer/Public Works Dir.

Ryan Smith, Finance Dir.

CLOSED SESSION REPORT: None

FLAG SALUTE:

APPROVAL OF AGENDA:

Motion: Moved by Councilmember Becker and second by Deputy Mayor Harless to approve. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

PROCLAMATIONS/CERTIFICATES: *Ceremonial*

National Bike Month

Mayor Heebner read the proclamation and presented it to Doug Alden.

Doug Alden said that he accepted the proclamation on behalf of Bike Walk Solana and had the members of the organization stand up in the audience. He announced some upcoming events.

ORAL COMMUNICATIONS: None

Comments relating to items on this evening's agenda are taken at the time the items are heard. This portion of the agenda provides an opportunity for members of the public to address the City Council on items relating to City business and not appearing on today's agenda by submitting a speaker slip (located on the back table) to the City Clerk.

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

An opportunity for City Council to make brief announcements or report on their activities. These items are not agendized for official City business with no action or substantive discussion.

A. CONSENT CALENDAR: (Action Items) (A.1. - A.5.)

Items listed on the Consent Calendar are to be acted in a single action of the City Council unless pulled for discussion. Any member of the public may address the City Council on an item of concern by submitting to the City Clerk a speaker slip (located on the back table) before the Consent Calendar is addressed. Those items removed from the Consent Calendar by a member of the Council will be trailed to the end of the agenda, while Consent Calendar items removed by the public will be heard immediately after approval of the Consent Calendar to hear the public speaker.

All speakers should refer to the public comment section at the beginning of the agenda for details. Please be aware of the timer light on the Council Dais.

A.1. Minutes of the City Council.

Recommendation: That the City Council

1. Approve the Minutes of the City Council meetings held February 9, 2022 and March 2, 2022.

Approved Minutes posted next to the Meeting video.

Motion: Moved by Councilmember Edson and second by Councilmember Becker to approve. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

A.2. Register Of Demands. (File 0300-30)

Recommendation: That the City Council

1. Ratify the list of demands for March 26, 2022 – April 15, 2022.

[Item A.2. Report \(click here\)](#)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

Motion: Moved by Councilmember Edson and second by Councilmember Becker to approve. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

A.3. General Fund Adopted Budget for Fiscal Year 2021/2022 Changes. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2021/2022 General Fund Adopted Budget.

[Item A.3. Report \(click here\)](#)

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Motion: Moved by Councilmember Edson and second by Councilmember Becker to approve. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

A.4. Quarterly Investment Report. (File 0350-44)

Recommendation: That the City Council

1. Accepts and files the Cash and Investment Report for the quarter ended March 31, 2022.

[Item A.4. Report \(click here\)](#)

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Motion: Moved by Councilmember Edson and second by Councilmember Becker to approve. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

A.5. Solid Waste Rate Review - Proposition 218 Notification. (File 1030-15)

Recommendation: That the City Council

1. Adopt **Resolution 2022-037** setting the Solid Waste Rate Review Public Hearing protest vote for June 22, 2022.

[Item A.5. Report \(click here\)](#)

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Motion: Moved by Councilmember Edson and second by Councilmember Becker to approve. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

B. PUBLIC HEARINGS: (B.1)

This portion of the agenda provides citizens an opportunity to express their views on a specific issue as required by law after proper noticing by submitting a speaker slip (located on the back table) to the City Clerk. After considering all of the evidence, including written materials and oral testimony, the City Council must make a decision supported by findings and the findings must be supported by substantial evidence in the record. An applicant or designee(s) for a private development/business project, for which the public hearing is being held, is allotted a total of fifteen minutes to speak, as per SBMC 2.04.210. A portion of the fifteen minutes may be saved to respond to those who speak in

opposition. *All other speakers should refer to the public comment section at the beginning of the agenda for time allotment.* Please be aware of the timer light on the Council Dais.

B.1. Public Hearing: 1246 Highland Dr., Applicant: Brent & Leslie Stringer, Application: DRP21-005. (File 0600-40)

The proposed project meets the minimum zoning requirements under the SBMC, may be found to be consistent with the General Plan and may be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a DRP. Therefore, Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2022-031** conditionally approving a DRP to construct a 721 square-foot addition to an existing split level, single-family residence with a detached 1,176 square-foot, two-story garage/storage building, and perform associated site improvements at 1246 Highland Drive, Solana Beach.

[Item B.1. Report \(click here\)](#)

[Item B.1. Supplemental Docs \(updated 4-25-22 at 5:30pm\)](#)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

Dan King, Assistant City Manager, introduced the item.

Corey Andrews, Principal Planner, presented a PowerPoint (on file).

Mayor Heebner opened the public hearing.

Council disclosures.

Council and Staff discussed the stop work order having been issued in February 2021, the application for approval having been submitted in April 2021, and that the building fees would be double for the unpermitted work that was performed.

Jeff Parshalle, Applicant representative, said that he had no presentation and was available for questions.

Council and Leslie Stringer, owner, discussed some of the bamboo having been removed and some was going to be left on the property, that neighbors had concerns about the bamboo blocking views, that the applicant left some bamboo for privacy from the view of the neighbor's deck looking down onto the property, that they had not made contact with the neighbors, and that they had removed 30-40 eucalyptus trees and placed small palms in their place when she moved in.

Council discussed removing the main palm tree in the Stephan's view and removing all the remaining bamboo.

Motion: Moved by Mayor Heebner and second by Councilmember Becker to close the public hearing. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

Motion: Moved by Mayor Heebner and second by Deputy Mayor Harless to approve with added conditions to remove the main palm tree as well as remove all remaining bamboo. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

C. STAFF REPORTS: (C.1. – C.4.)

Submit speaker slips to the City Clerk.

All speakers should refer to the public comment section at the beginning of the agenda for time allotments. Please be aware of the timer light on the Council Dais.

C.1. Parks and Recreation Commission Appointment. (File 0120-06)

Recommendation: That the City Council

1. Consider the applications submitted and appoint one (1) member to the Parks and Recreation Commission nominated/appointed by *Council-at-large* for a term ending January 2024.

[Item C.1. Report \(click here\)](#)

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Motion: Moved by Councilmember Zito and second by Councilmember Edson to appoint Sarah Hill. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

C.2. Introduce (1st Reading) Ordinance 523 - Regulating the Use, Sale and Distribution of Balloons filled with Gas Lighter than Air. (File 0220-70)

Recommendation: That the City Council

1. Introduce **Ordinance 523** amending Title 5 and adding Chapter 5.07 to the Solana Beach Municipal Code to address the Use, Sale and Distribution of Balloons Filled with Gas Lighter than Air.

[Item C.2. Report \(click here\)](#)

[Item C.2. Supplemental Docs \(updated 4-27-22 at 4:30pm\)](#)

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Johanna Canlas, City Attorney, introduced the item and read the title of the ordinance.

Kristin Brinner spoke in favor of the ordinance, helium being an important resource not to waste, and stopping the dumping of plastics in the environment.

Stella Erkam said that she was a Solana Beach teacher and a north county resident, she supported the ordinance, her experience in beach cleanup, that Surfrider volunteers had removed over 11,000 balloons from San Diego County beaches.

Leyla Erkam said that she was a senior at Canyon Crest Academy, that she wanted to major in Marine Biology, that she had seen so many balloons in the water when she was surfing, and asked that Council vote yes on the ordinance to decrease plastic pollution caused by balloon releases.

Mark O'Connor, Surfrider, said that the Staff Report clearly outlined the dangers of helium balloons, that Tina Overland was the surfer who contacted Surfrider regarding the balloon liter in the water, and he cited multiple non-profit supporters of the ordinance,

Motion: Moved by Councilmember Edson and second by Councilmember Becker to approve. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

C.3. Adopt (2nd Reading) Ordinance 522 - Regulating Non-Serialized Untraceable Ghost Guns. (File 0250-70)

Recommendation: That the City Council

1. Adopt **Ordinance 522** amending Chapter 7.20 and adding Chapter 7.20.040 to the Solana Beach Municipal Code to address non-serialized untraceable ghost guns.

[Item C.3. Report \(click here\)](#)

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Johanna Canlas, City Attorney, read the title of the ordinance.

Motion: Moved by Deputy Mayor Harless and second by Mayor Heebner to approve. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

C.4. Introduce (1st Reading) Ordinance 516 – Electronic Filing of Campaign Statements. (File 0430-50)

Recommendation: That the City Council

1. Introduce **Ordinance 516** related to electronic campaign statements, adding Section 2.24.085 Electronic Filing of Campaign Statements to the Solana Beach Municipal Code.

[Item C.4. Report \(click here\)](#)

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Angela Ivey, City Clerk, stated that the Fair Political Practices Commission requires filings for campaign disclosure statements for local candidates for elective office, they report campaign

contributions and expenditures, that utilizing an electronic system would benefit candidates and other committees filing such statements, it would provide the public with 24-hour access to these filings, and that this item was before Council to introduce the ordinance allowing for electronic filings so that the FPPC may authorize the City to proceed with implementation of the necessary software.

Motion: Moved by Councilmember Zito and second by Deputy Mayor Harless to approve. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

WORK PLAN COMMENTS:

Adopted June 23, 2021

COMPENSATION & REIMBURSEMENT DISCLOSURE:

GC: Article 2.3. Compensation: 53232.3. (a) Reimbursable expenses shall include, but not be limited to, meals, lodging, and travel. 53232.3 (d) Members of a legislative body shall provide brief reports on meetings attended at the expense of the local agency "City" at the next regular meeting of the legislative body.

COUNCIL COMMITTEE REPORTS: [Council Committees](#)

REGIONAL COMMITTEES: (outside agencies, appointed by this Council)

STANDING COMMITTEES: (All Primary Members) (*Permanent Committees*)

CITIZEN COMMISSION(S)

ADJOURN:

Mayor Heebner adjourned the meeting at 6:56 p.m.

Angela Ivey, City Clerk

Council Approved: July 13, 2022